



# COMING SOON - FOR LEASE

## Boulevard Plaza Shopping Center

Rare Opportunity: CORNER SPACE

Available at Safeway Anchored Shopping Center

**High Traffic Location** on South Hill

East 29th Ave - (15,900 vpd)

Southeast Blvd - (13,600 vpd)

**Neighboring Tenants** include BECU

Safeway, Xfinity, Venus Nails, Nothing Bundt Cakes, Mattress Firm, Great Clips, Pizza Rita, Radiant Waxing & More

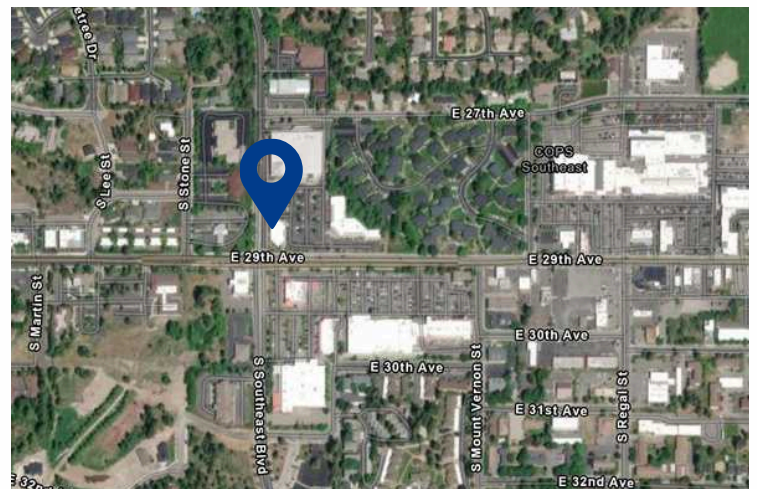
**\$35.00 psf (NNN)**

**Tenant Improvements**  
Negotiable

Contact Broker for More Information or to Schedule a Tour

**Please Do Not Disturb Tenant or Their Employees**

## 2501 E 29TH AVE



**Suite 2501B**

**±1,988 SF**

**NNN's estimated at \$7.58/sf**  
**(\$1,255/mo.)**

**William Butler, CCIM**

(509) 879-4555

bill@wpispo.com

WEB Properties, Inc.

421 W Riverside Ave Suite 660

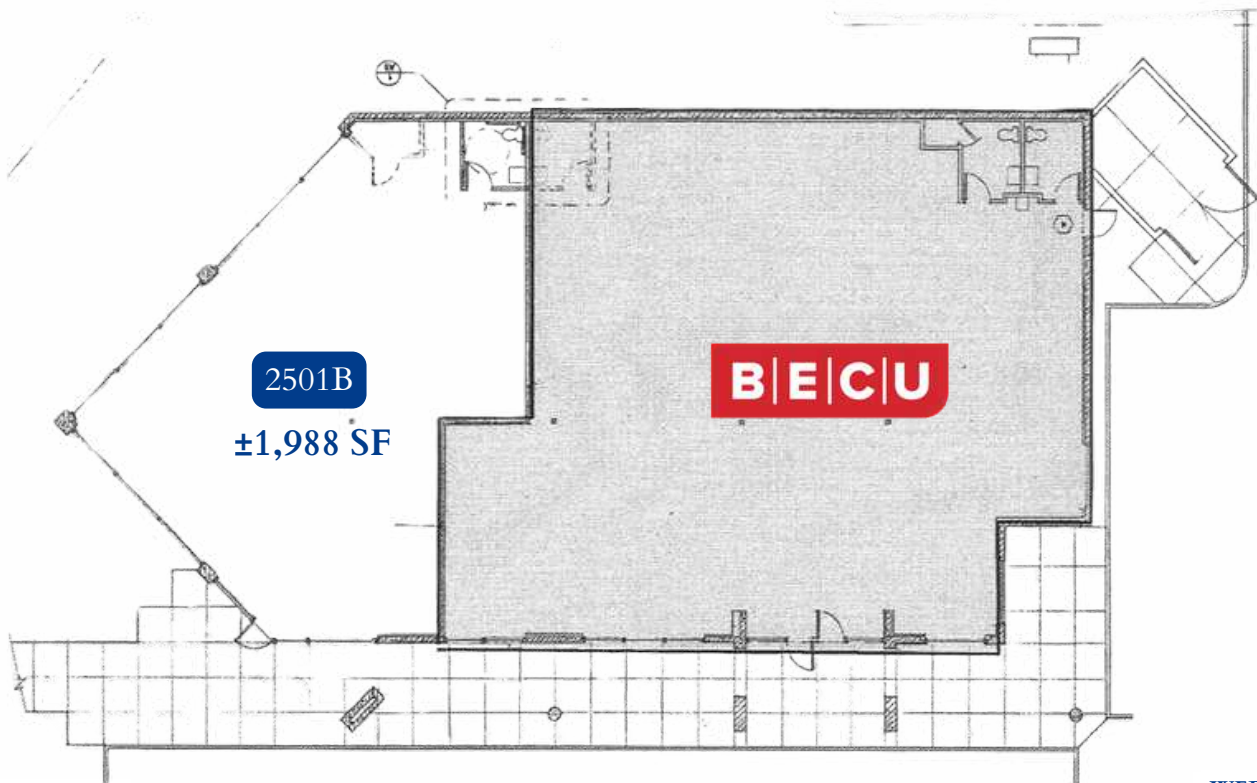
Spokane, WA 99201

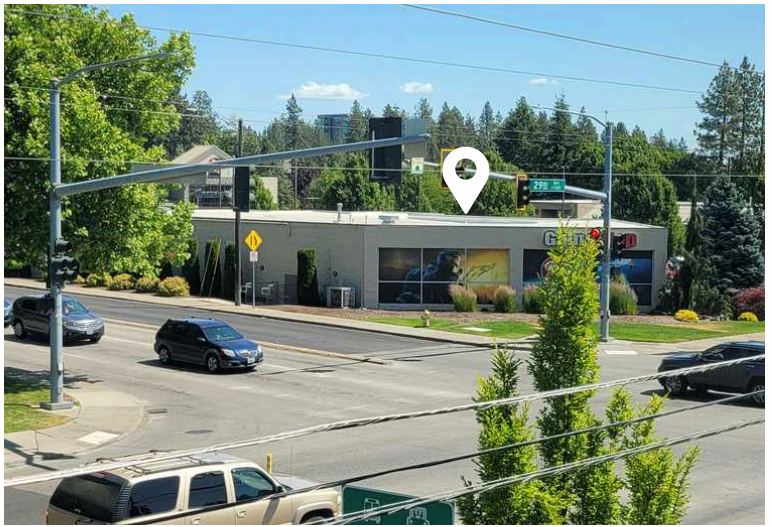
www.wpispo.com

**Lauri D Liptac, Broker**

(509) 999-7513

lauri@wpispo.com







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Rare Corner Retail Opportunity – South Hill | Lincoln Heights – Spokane, WA

We're pleased to offer a rare retail availability in Boulevard Plaza, located in the heart of Spokane's South Hill. This 1,988 SF corner space is situated at the highly visible intersection of 29th Avenue and Southeast Boulevard, directly adjacent to BECU and anchored by Safeway.

This location offers excellent visibility, easy access, and strong co-tenancy. Boulevard Plaza features a diverse tenant mix including Safeway, BECU, UPS Store, Venus Nails, B Side Games, Our Golf Club, Radiant Waxing, Mattress Firm, Great Clips, Xfinity, Nothing Bundt Cakes, and Pizza Rita. The center sits in the Lincoln Heights neighborhood, a long-standing retail hub for the South Hill with steady traffic and solid surrounding demographics.

With excellent signage, convenient parking, and strong neighborhood presence, this space is well suited for a retailer looking for a high-visibility, established location.

Please reach out if you'd like more details or to schedule a walkthrough. **Please do not disturb the tenant or its employees.**



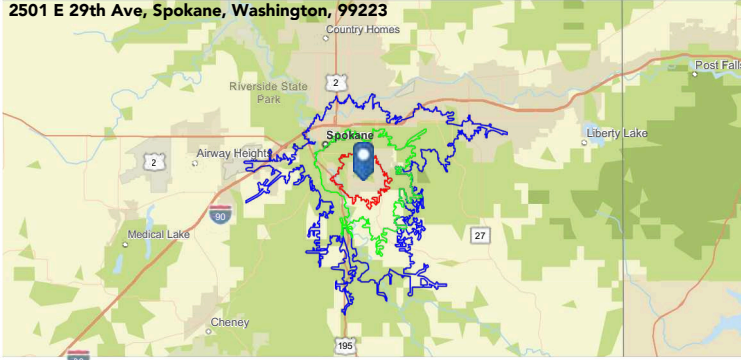
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# Benchmark Demographics

2501 E 29th Ave, Spokane, Washington, 99223



Generations	5 minute drive	10 minute drive	15 minute drive	Counties Spokane County	States Washington	United States
Generation Alpha (Aged 0-2)	9.1%	8.6%	8.7%	9.1%	9.2%	9.0%
Generation Z (Aged 3-20)	19.3%	21.7%	22.6%	23.3%	22.0%	23.0%
Millennial (Aged 21-37)	26.0%	25.6%	26.7%	24.8%	26.4%	24.3%
Generation X (Aged 38-54)	17.0%	18.0%	17.7%	18.1%	19.0%	19.4%
Baby Boomer (Aged 55-73)	21.1%	20.5%	19.4%	19.9%	19.0%	19.7%
Silent & Greatest (Aged 73 or more)	7.4%	5.6%	4.8%	4.8%	4.4%	4.8%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Spokane County	States Washington	UnAimed rSite
<\$15,000	7.7%	11.0%	11.6%	8.4%	7.0%	8.6%
\$15,000-\$24,999	5.9%	7.0%	7.8%	6.5%	4.5%	6.3%
\$25,000-\$34,999	6.5%	6.9%	8.8%	8.5%	4.9%	6.7%
\$35,000-\$49,999	9.1%	9.7%	11.0%	10.7%	8.1%	10.1%
\$50,000-\$74,999	16.8%	15.3%	16.8%	16.6%	13.9%	15.7%
\$75,000-\$99,999	12.3%	10.5%	11.3%	12.2%	12.8%	12.8%
\$100,000-\$149,999	20.3%	16.8%	15.3%	18.3%	19.2%	17.6%
\$150,000-\$199,999	9.4%	9.3%	7.8%	8.5%	11.4%	9.5%
\$200,000+	12.0%	13.4%	9.6%	10.3%	18.2%	12.6%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Spokane County	States Washington	UnAimed rSite
Population Density	30,234	87,124	175,673	566,310	8,023,688	338,440,954
Population	25,086	118,261	237,242	577,147	7,968,339	336,786,413
Employees	14,002	38,913	79,902	256,624	3,978,503	166,125,745
Households	12,646	36,747	73,475	224,095	3,107,079	130,716,571
Average HH Size	2.33	2.26	2.28	2.45	2.53	2.53
Median Age	40.8	39.8	38.2	38.7	38.8	39.3

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Spokane County	States Washington	UnAimed rSite
Median Home Value	496,620	505,116	439,219	467,735	632,296	355,577
Owner Occupied %	64.6%	58.2%	55.5%	64.4%	64.1%	64.4%
Renter Occupied %	35.4%	41.8%	44.5%	35.6%	35.9%	35.6%
Occupied % Total	13,299	39,063	78,157	235,744	3,340,362	145,184,826
Housing Units	652	11,440	222,382	11,140	222,382	11,148,255
Median HH Income	\$61,733	\$75,127	\$63,965	\$73,494	\$77,013	\$77,008
Per Capita Income	\$47,304	\$47,381	\$40,690	\$40,994	\$52,812	\$45,829
Median Net Worth	\$250,778	\$185,015	\$125,488	\$206,359	\$297,399	\$225,545

Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS  
Saunders Real Estate / Saunders Ralston Dantzler

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029



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